

**Weekly Status & Information Report:
Week of June 26-June 30, 2006**

1. **The Storm:** Weather-influenced calls for service were noticeable Sunday through Tuesday of the week, with a few road hazards (trees, wires or utility poles down) in several areas. No serious damage was reported. On Sunday evening, (false) alarm calls increased especially. A few citizens calling about water in their basements were referred to private contractors. Sligo Creek Parkway was closed briefly on Sunday and Monday evening, with portions closed since Tuesday. Contact is being made with MNCPPC to determine the estimated reopening date. New Hampshire Avenue was closed for about an hour Sunday due to water at the Sligo Creek intersection. *(Police)*
2. **Traffic Enforcement:** There were 134 traffic stops reported this week with more than 100 concluding with some type of citation written. *(Police)*
3. **The PEG Network:** City TV staff will be using the PEG Network van on Tuesday, July 4 to tape the Independence Day Parade. Several City TV staff attended PEG Network training on Friday, June 23rd which featured intensive sessions on editing, audio enhancement and graphics creation. *(City TV)*
4. **A Conference for City TV:** City TV Staff will be attending the Alliance for Community Media conference in Boston July 5-9. *(City TV)*
5. **Tenant Capacity Building Program (Ward 2):** Tenants residing at 701-03 Ethan Allen Avenue met with Sergeant Gilbert on Saturday, June 25th to discuss security issues at their rental property. Their concerns peaked a couple of weeks ago, when there was shooting on the property. Mario Cristaldo, from the Tenant Capacity Building Program attended this meeting. The Tenant Association President reported that the meeting was extremely helpful. Code Enforcement Staff have posted the property, prohibiting the rental of any further rental units until such time as a rental license is issued by the City. Additionally, both Takoma Park and the County have informed the owner of the property that the property was sold without giving the Tenants Association and the County the opportunity to match the \$1,858,100 sales contract. A meeting will be set up with all parties to see if this problem can be resolved. If not, then the County and the City are preparing to litigate the matter. *(Housing and Community Development)*
6. **Tenant Opportunity to Purchase (Ward 6):** The Tenacity Group and CPDC held its last of three meetings last week at Hampshire Towers. The purpose of the meetings was to distribute information packets to the tenants on the plans for the condominium conversion. Tenants are now in a position to decide whether they want to purchase an individual condominium unit, remain as a renter or vacate the property with a financial buy-out. The deadline for their decision is 9/30/06. City staff has been coordinating with Montgomery County, HOC and the Housing and Community Initiatives Inc. to provide additional information to the tenants on their rights under the Condominium Law, credit counseling services and HOC's low interest loan packages. A number of meetings will be scheduled with the tenant's association within the next month to distribute this information. *(Housing and Community Development)*

7. Notice of Condominium Conversions (Wards 2 and 4):

- Notice was received that 7219 Flower Avenue has filed a registration with the Secretary of State that the property (Flower Park Condominiums) is to be converted to condominiums. The 11 unit property is currently vacant. Condominium prices range from \$135,000 for an efficiency to \$305,000 for a two bedroom unit.

- Notice was also received that 111 Lee Avenue (The Takoma Condominium) has filed a registration with the Secretary of State for the conversion of the property to condominiums. The 46 unit property is partially occupied. Tenants had previously been offered an opportunity to purchase the entire property. (*Housing and Community Development*)

8. Landlord-Tenant Affairs (Wards 2, 4 and 5):

- Staff has recently learned that there is a possibility that tenants residing at 7517, 7519 and 7521 Maple Avenue, which has 10 units will be asked to vacate their rental units. The owner has indicated that the work needed to upgrade the building's electrical services and allow for the continued operation of individual window air conditioners will require the evacuation of the entire building. The owner has advised HCD staff that the electrical contractor will not do the work with tenants in occupancy as it requires tearing down the walls and will necessitate the building being without electricity for up to 2 months. Staff will be contacting the tenants, encouraging them to contact the Landlord-Tenant Office should they receive a notice to vacate.

- An investigation conducted by Ms. Jean Kerr of the Rent Stabilization Division uncovered illegal rents and fees being charged to tenants living in a 2-unit rental property on Roanoke Avenue. The landlord was informed of the illegal charges and agreed to the rollback of rent which totaled \$3,400. Questions about rent stabilization can be directed to Ms. Kerr at 301.891.7216.

- Mr. Moses Wilds, Jr., Landlord-Tenant Mediation Specialist, has reported that the owner of 10 Manor Circle (28-units) has completed an upgrade of the electrical services at the property and is now providing air conditioning to the tenants. With the passing of the air conditioning ordinance, the owner was informed that he needed to upgrade the building's entire electrical system, making this a larger project than initially anticipated. HCD staff assisted in coordinating the project with the County, Pepco and the owner. Questions regarding the requirements of the City's air conditioning ordinance should be directed to Mr. Wilds at 301.891.7215. (*Housing and Community Development*)

9. Adopt-A-Tree Program (Ward 1 and Ward 3): Main Street Takoma is launching an "Adopt-A-Tree" program in Old Town and Takoma Junction. Participating business owners and residents who agree to "adopt" a tree will receive a bucket and a personalized marker in return for watering the trees and picking up litter in the public right of way from now until October. For more information please contact Main Street Takoma at (240) 253-4229. (*Housing and Community Development*)

10. **Eat Takoma (Citywide):** A pocket sized directory of restaurants, carry-outs, and select grocery stores has been developed by the Economic and Community Development staff to market the availability of international foods in the Takoma Park area. This directory will be given to students at the University of Maryland and distributed at City festivals and events. (*Housing and Community Development*)